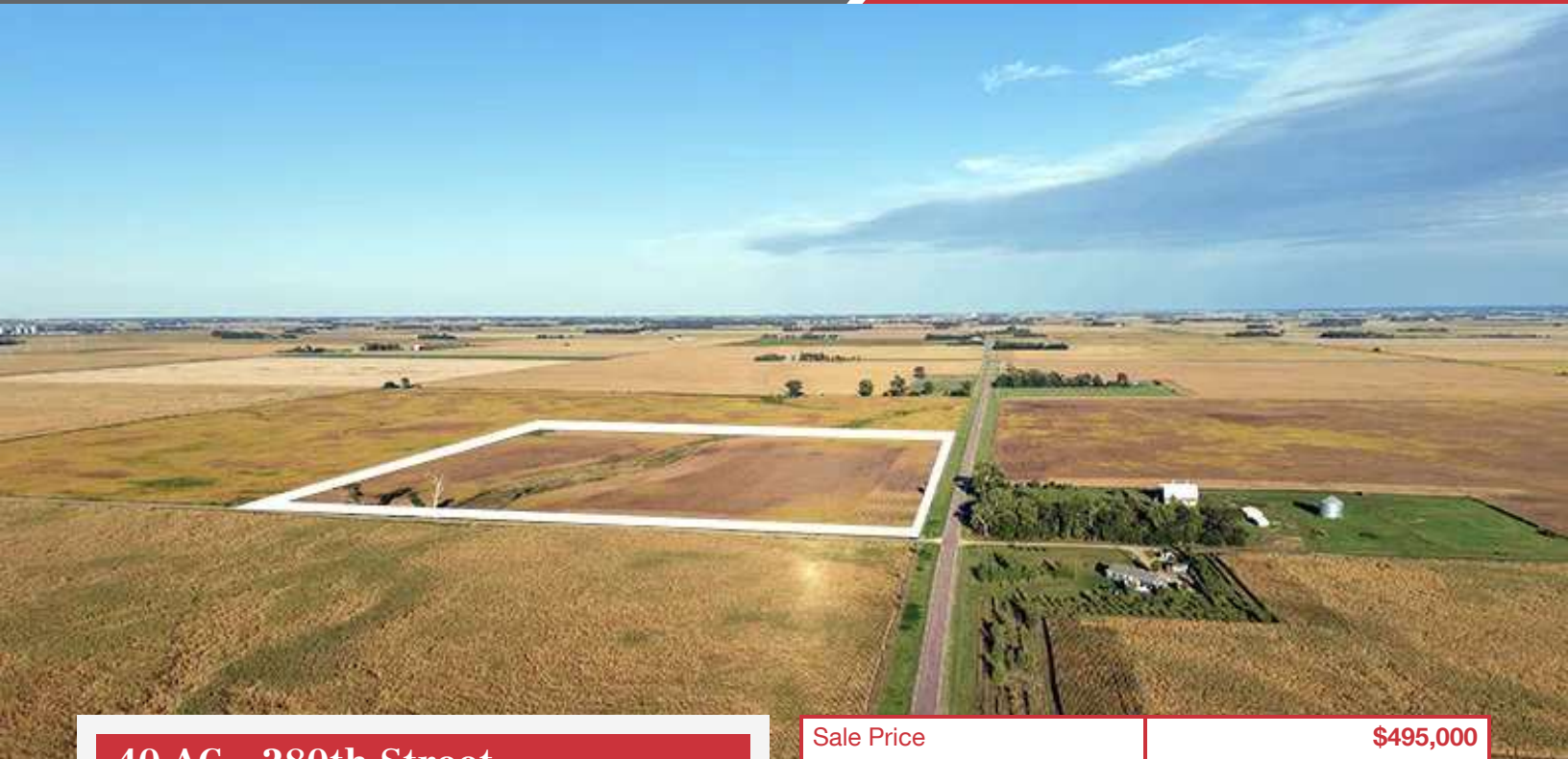




40 AC - 280th Street

Hurley, SD 57036

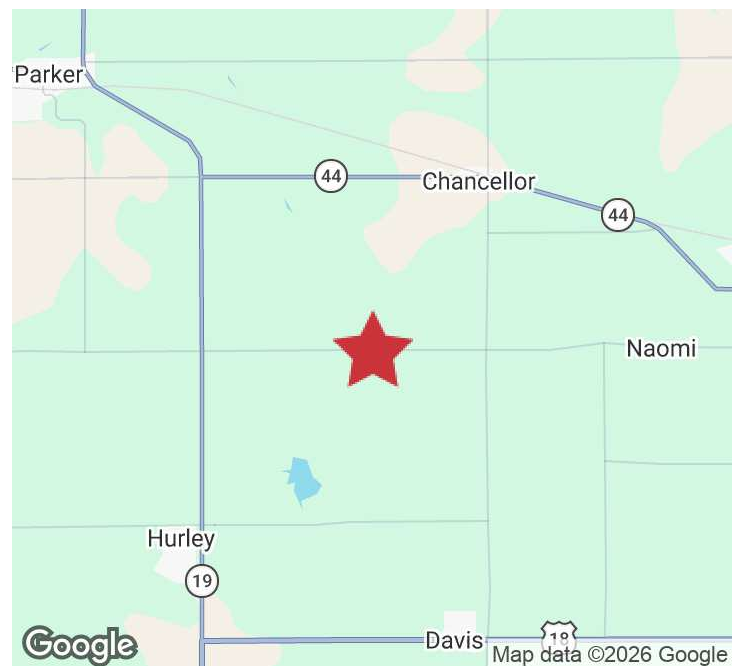
PROPERTY HIGHLIGHTS

- 40 acres of highly productive cropland
- Productivity Index (CPI): 85
- Approximately 35 tillable acres
- Available for the 2027 crop year
- Parcel: 10000-09852-043-00
- Soil report included

LOCATION DESCRIPTION

Agricultural land in Turner County

Sale Price	\$495,000
Lot Size	40 AC
Price Per Acre	\$12,345



DENNIS BRESKE, MBA, CCIM, SIOR
Senior Vice President
dbreske@naisiouxfalls.com
605.310.6666



JOE JACOBSON
Broker Associate
joej@naisiouxfalls.com
605.951.8018

2500 W. 49th St. Suite 100
Sioux Falls, SD 57105
605.357.7100
naisiouxfalls.com

PARCEL

VIETOR 40 AC

280th Street, Hurley, SD 57036

FOR SALE

Agricultural Land



ADDITIONAL PHOTOS

VIETOR 40 AC

280th Street, Hurley, SD 57036

FOR SALE

Agricultural Land





66.7/100 NCCPI

85.2/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)	NCCPI
●	EfA	Egan-Trent silty clay loams, 0 to 2 percent slopes	49.4%	20.2	1	1	90.14	75.1
●	Ca	Chancellor silty clay loam, 0 to 2 percent slopes, frequently...	26.4%	10.8	2w	--	81.01	64.3
●	WcA	Wentworth-Chancellor-Wakonda silty clay loams, 0 t...	15.0%	6.1	1w	--	85.83	56.7
●	Te	Tetonka silt loam, 0 to 1 percent slopes	4.9%	2	4w	--	56.1	23
●	EeB	Egan-Ethan complex, 2 to 6 percent slopes	4.4%	1.8	2e	--	84.61	69.3